NEWS FROM
ULSTER COUNTY
County Executive Jen Metzger

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Ulster County and Partners Celebrate Completion of Golden Hill Apartments, a Landmark Affordable Housing Development in Kingston

KINGSTON, NY - Ulster County Executive Jen Metzger, together with New York State Homes and Community Renewal (HCR), the City of Kingston, project co-developers Pennrose and Family of Woodstock, and other partners today celebrated the completed construction of Golden Hill Apartments, a transformative 164-unit affordable housing development built in Kingston.

Golden Hill Apartments is a cross-generational community designed to meet the diverse needs of Ulster County residents, with nearly half of the units reserved for seniors aged 62 and older, and 48 apartments set aside for households in need of supportive services. Family of Woodstock will provide onsite services such as case management, crisis intervention, and financial counseling.

The $87 million project was supported by a $10 million award from Governor Hochul's inaugural Mid-Hudson Momentum Fund, as well as funding from multiple state and federal sources. The development features all-electric buildings designed to meet the highest energy efficiency and green design standards, including a 700-kilowatt rooftop solar system funded through a Department of Environmental Conservation Climate Smart Communities Grant secured by the County. Residents will also benefit from free broadband internet, childcare, a community garden, playgrounds, and a fitness center.

"This is a proud moment for Ulster County," **said Ulster County Executive Jen Metzger.** "Golden Hill Apartments is exactly what community development should be — affordable, climate-responsible, and responsive to the diverse needs of our residents. We've transformed

a former jail site into a vibrant, intergenerational community that offers not just housing, but services and amenities supporting a high quality of life for the seniors, children, families, and individuals who will call this beautiful community their home. I want to thank Governor Hochul, NYS Homes and Community Renewal, Pennrose, Family of Woodstock, and all our partners for helping make this dream project a reality. I also want to thank Congressman Ryan, who had the vision to initiate this project when he was County Executive, and it has been a great honor and joy to steward this project through to its completion."

"I hear it from folks every day — costs, specifically housing costs, are way too high. Seniors across our community are under tremendous pressure trying to make ends meet, and far too many hardworking people are unable to afford decent housing in the communities where they work. That's why I spearheaded the Golden Hill Apartments project as Ulster County Executive, and why I am so proud to see it officially open today," **said Congressman Pat Ryan.** "We have a full-scale crisis on our hands, and we have to embrace an all-of-the-above approach to address it. I am incredibly proud that the Golden Hill Apartments is officially opening, and am grateful to Ulster County Executive Jen Metzger for continuing to push this important project forward over the last few years. This is a huge step forward for our Ulster community — we have to keep up the momentum. No family should have to pick between putting food on the table and having a roof over their heads — I'll keep fighting every day to bring housing costs down."

"It's an honor to help advance Governor Hochul and NYSHCR's plans to significantly improve affordable housing access across New York State," **said Dylan Salmons, president of acquisitions at Pennrose.** "Golden Hill demonstrates how public and private sectors can work collaboratively to implement meaningful housing solutions — transforming an underutilized site into energy-efficient, multi-generational housing with on-site supportive services, connected community resources, and tailored amenities."

"Ulster County is struggling with a critical affordable housing shortage," **said Michael Berg, Family of Woodstock Executive Director.** "The problem stems from the fact that housing built during the past 20 years did not align with the income levels of county residents. The Golden Hill project is especially important because it is the first workforce housing built specifically to address the needs of that local population."

"Golden Hill represents more than affordable housing," **said Ulster County Legislature Chair Peter Criswell.** "It's a transformation from a place of confinement to a place of possibility. We literally tore down the walls of the old Ulster County Jail to build 164 homes where families,

seniors, and individuals can reclaim their futures. This is what investing in community looks like: giving people not just a roof, but their dignity and their lives back."

"We are thrilled to have a brand new 164-unit affordable housing development opening in Kingston. I thank County Executive Jen Metzer and all of our partners for their ongoing commitment to supporting Kingston's housing efforts, helping us to meet our ambitious housing goals," **said Kingston Mayor Steve Noble.** "A project that allows for a former jail site to become home to seniors and local families and is done with sustainability in mind is a shining example of a public-private effort that benefits the entire community. The City of Kingston entered into a PILOT for this project as well as a community benefits agreement, and I hope to continue this work with all of our partners to bring more exciting projects like this to fruition."

Golden Hill Apartments is now open and welcoming residents. For more information, visit: www.pennrose.com/apartments/new-york/golden-hill

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